

# AGENDA FOR OCTOBER 12, 2015 STATE TAX COMMISSION MEETING

1

## PA 198 INDUSTRIAL FACILITY

### INDUSTRIAL FACILITY EXEMPTION APPLICATIONS FOR APPROVAL

Does not exceed 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT
2015-032	Costco Wholesale Corporation	Van Buren Charter Township	Wayne	2	\$44,088,000
2015-037	Aultman Investments	City of Standish	Arenac	2	\$1,040,000
2015-043	AFI Real Estate, LLC	City of Muskegon	Muskegon	2	\$640,000
2015-078	Grabill, Inc.	Village of Almont	Lapeer	2	\$180,050
2015-086	Perceptive Industries, Inc.	City of Plainwell	Allegan	2	\$350,505
2015-120	Loc Performance Products, Inc.	Plymouth Charter Township	Wayne	2	\$6,443,550
2015-122	G-Tekt America Corporation	Canton Charter Township	Wayne	2	\$6,381,309
2015-128	Mclaren Performance Technologies	City of Livonia	Wayne	2	\$6,040,000
2015-136	Automated Machine Systems, Inc.	Georgetown Charter Township	Ottawa	2	\$1,680,766
2015-137	Thai Summit America Corporation	City of Howell	Livingston	2	\$12,500,000
2015-139	Alpine Manufacturing Technologies, Inc.	City of Hudson	Lenawee	2	\$1,235,000
2015-142	Bell's Brewery, Inc.	City of Escanaba	Delta	2	\$1,850,000
2015-146	J. Rettenmaier USA LP	Schoolcraft Township	Kalamazoo	2	\$350,000
2015-147	Elm Plating Company, Inc.	City of Jackson	Jackson	2	\$246,175
2015-159	Fabricating Machining & Repair LLC	Norway Township	Dickinson	2	\$191,500
2015-163	Nu-Wool Co., Inc.	Georgetown Charter Township	Ottawa	2	\$1,194,012
2015-164	Gear Master, Inc.	Village of Almont	Lapeer	2	\$170,160
2015-166	Canal Street Brewing Co., LLC	City of Grand Rapids	Kent	2	\$9,949,105
2015-167	Canal Street Brewing Co., LLC	City of Grand Rapids	Kent	2	\$26,883,760
2015-172	Transform Automotive, LLC	Shelby Charter Township	Macomb	2	\$7,107,000
2015-178	Cooperative Elevator Co.	Sherman Township	Huron	2	\$2,877,140

### INDUSTRIAL FACILITY EXEMPTION APPLICATIONS FOR APPROVAL

Exceeds 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

*The State Tax Commission finds, based on the local unit resolution approving the application, that exceeding 5% of the SEV shall not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of the taxing units affected by the approval of these applications.*

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT
2015-023	Mold Masters Company	City of Lapeer	Lapeer	2	\$2,329,838
2015-099	Michigan Brand	City of Bay City	Bay	2	\$818,301
2015-109	Carmela Foods Distributing, Inc.	City of Fraser	Macomb	2	\$5,466,559
2015-130	Conveyor Concepts of Michigan, LLC	City of Coopersville	Ottawa	2	\$1,400,593
2015-132	Lacks Enterprises dba Plastic Plate, LLC	City of Kentwood	Kent	2	\$3,643,000
2015-135	Gentex Corporation	Zeeland Charter Township	Ottawa	2	\$13,500,000

# AGENDA FOR OCTOBER 12, 2015 STATE TAX COMMISSION MEETING

2

2015-140	Hydra-Zorb Co.	City of Auburn Hills	Oakland	2	\$4,525,244
2015-141	Nextthermal Corporation	City of Battle Creek	Calhoun	2	\$1,276,250
2015-143	Everest Expedition, LLC	City of Holland	Ottawa	2	\$1,400,000
2015-145	General Motors LLC	City of Warren	Macomb	2	\$419,437,940
2015-148	Robotic Welded Parts, Inc.	City of Clare	Clare	2	\$512,820
2015-149	Siler Precision Machine, Inc.	Village of Merrill	Saginaw	2	\$131,249
2015-150	Cooperative Elevator Co.	Village of North Branch	Lapeer	2	\$2,390,330
2015-151	CG Automatin & Fixture, Inc.	Alpine Township	Kent	2	\$1,773,997
2015-162	Emhart Teknologies LLC	Chesterfield Charter Township	Macomb	2	\$5,917,427
2015-170	Vindon Plastics, Inc.	City of Lapeer	Lapeer	2	\$2,836,000
2015-173	Nuvar, Inc.	City of Holland	Allegan	2	\$2,964,466
2015-179	Dowding Machining LLC	City of Eaton Rapids	Eaton	2	\$1,074,301
2015-181	Escanaba Paper Company	Wells Township	Delta	2	\$481,160
2015-185	Omt-Veyhl USA Corporation	Holland Charter Township	Ottawa	2	\$4,611,319
2015-187	J America, Inc.	Village of Fowlerville	Livingston	2	\$1,903,203

## INDUSTRIAL FACILITY EXEMPTION APPLICATIONS FOR APPROVAL

Does not exceed 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

Staff Recommendation: **Approve effective for previous tax years per Section 7**

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>APPL. TYPE</u>	<u>INVESTMENT</u>	<u>EFFECTIVE ON 12/31/XXXX</u>
2014-165	Integrated Packaging Machinery	City of Rockford	Kent	2	\$1,990,669	2014
2014-227	Orchid Macdee, LLC	Lima Township	Washtenaw	2	\$2,010,000	2014
2014-448	Neuvokas Corporation	Allouez Township	Keweenaw	2	\$1,300,000	2014
2015-013	Colonial Plastics, Inc.	Shelby Charter Township	Macomb	2	\$1,779,088	2014
2015-015	Avon Automotive	City of Cadillac	Wexford	2	\$1,330,565	2014
2015-019	Legends Manufacturing Inc	Sandstone Charter Township	Jackson	2	\$2,535,004	2014

## INDUSTRIAL FACILITY EXEMPTION CERTIFICATES FOR REVOCATION PER SECTION 15(3) (REQUEST BY MUNICIPALITY)

Staff Recommendation: **Revoke** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>CERT. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>REASON</u>
2010-117	Magna E-Car Systems of America	City of Auburn Hills	Oakland	Ceased Operations
2011-160	Alte, LLC	City of Auburn Hills	Oakland	Ceased Operations
2013-248	Apex Precision Solutions, Inc.	Vevay Township	Ingham	Ceased Operations

## AGENDA FOR OCTOBER 12, 2015 STATE TAX COMMISSION MEETING

3

### INDUSTRIAL FACILITY EXEMPTION TRANSFER APPLICATIONS FOR APPROVAL

Does not exceed 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>CERT. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>REASON</u>
2007-335	Vericel Corporation	Ann Arbor Charter Township	Washtenaw	Change Name from Aastrom Biosciences
2007-479	KS Kolbenschmidt US, Inc.	City of Auburn Hills	Oakland	Change Name from Karl Schmidt Unisia Inc.

### INDUSTRIAL FACILITY EXEMPTION TRANSFER APPLICATIONS FOR APPROVAL

Exceeds 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

*The State Tax Commission finds, based on the local unit resolution approving the application, that exceeding 5% of the SEV shall not have the effect of substantially impeding the operation of the local governmental unit or impairing the financial soundness of the taxing units affected by the approval of these applications.*

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>CERT. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>REASON</u>
2013-440	The Andersons, Inc.	Lincoln Township	Arenac	Transfer From Auburn Bean And Grain

### INDUSTRIAL FACILITY EXEMPTION AMENDED APPLICATIONS FOR APPROVAL

Does not exceed 5% of SEV per the local governmental unit resolution (MCL 207.559(1))

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>CERT. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>REASON</u>
2007-607	Manufacturers Supply Company Inc.	City of Hudsonville	Ottawa	Change the end date from 2015 to 2021

## WATER POLLUTION CONTROL

### WATER POLLUTION CONTROL EXEMPTION APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>INVESTMENT</u>
2-6325	Wayne Disposal, Inc.	Township of Van Buren	Wayne	\$56,822
2-6334	Jordan Development Company, LLC	Township of Sage	Gladwin	\$48,568
2-6335	Jordan Development Company, LLC	Township of Sage	Gladwin	\$32,005
2-6336	Solutia Inc.	City of Trenton	Wayne	\$2,787,182
2-6337	City of Riverview - Riverview Land Preserve	City of Riverview	Wayne	\$579,113

## AGENDA FOR OCTOBER 12, 2015 STATE TAX COMMISSION MEETING

4

### WATER POLLUTION CONTROL EXEMPTION AMENDED APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>INVESTMENT CHANGE</u>	<u>TOTAL INVESTMENT</u>
2-1113-01	Cadillac Plating Corporation	City of Warren	Macomb	\$13,160	\$479,287
2-2867-02	Tyson Foods, Inc.	Township of Garfield	Grand Traverse	\$1,880,000	\$5,160,512
2-3954-02	American Electric Power Company	Township of Lake	Berrien	\$73,291,265	\$118,703,681
2-5970-01	Trendwell Energy Corporation	Township of Summerfield	Monroe	(\$137,870)	\$105,750

## AIR POLLUTION CONTROL

### AIR POLLUTION CONTROL EXEMPTION APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>INVESTMENT</u>
1-3797	Forest Lawn Landfill - FLL, Inc.	Township of Three Oaks	Berrien	\$175,709

## PA 328 NEW PERSONAL PROPERTY

### P.A. 328 PERSONAL PROPERTY EXEMPTION APPLICATIONS FOR ELIGIBILITY APPROVAL

Staff Recommendation: **Approve**

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>EXPIRES ON XX/XX/XXXX</u>	<u>LOCAL UNIT ELIGIBILITY</u>
472-2015	HelloWorld Inc.	City of Southfield	Oakland	12/30/2025	Eligible Distressed Area

## PA 146 OBSOLETE PROPERTY REHABILITATION

### P.A. 146 OBSOLETE PROPERTY REHABILITATION ACT APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

<u>APPL. NO.</u>	<u>NAME</u>	<u>LOCAL UNIT</u>	<u>COUNTY</u>	<u>INVESTMENT</u>	<u>EXPIRES ON 12/30/XXXX</u>
3-15-0018	Loop On Greenfield LLC	City of Oak Park	Oakland	\$6,905,737	12/30/2027

PA 147 NEIGHBORHOOD ENTERPRISE ZONE

NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR PRELIMINARY APPROVAL

CERTIFICATES HELD IN ABEYANCE Pending Section 10 Requirements

Staff Recommendation: **Approve, effective for 2 years per Section 11(2)**

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT	EXPIRES ON XX/XX/XXXX
N2015-102	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$250,000	10/12/2017
N2015-103	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$250,000	10/12/2017
N2015-104	St. Anne Lofts, LLC	City of Detroit	Wayne	1	\$227,210	10/12/2017
N2015-105	Habitat for Humanity Detroit	City of Detroit	Wayne	2	\$128,065	10/12/2017
N2015-106	Palmer Property, LLC	City of Detroit	Wayne	2	\$120,000	10/12/2017
N2015-107	Palmer Property, LLC	City of Detroit	Wayne	2	\$120,000	10/12/2017
N2015-108	Palmer Property, LLC	City of Detroit	Wayne	2	\$120,000	10/12/2017
N2015-109	Palmer Property, LLC	City of Detroit	Wayne	2	\$90,000	10/12/2017
N2015-110	Palmer Property, LLC	City of Detroit	Wayne	2	\$120,000	10/12/2017
N2015-111	Palmer Property, LLC	City of Detroit	Wayne	2	\$120,000	10/12/2017
N2015-112	Palmer Property, LLC	City of Detroit	Wayne	2	\$120,000	10/12/2017
N2015-113	Palmer Property, LLC	City of Detroit	Wayne	2	\$90,000	10/12/2017
N2015-114	Palmer Property, LLC	City of Detroit	Wayne	2	\$90,000	10/12/2017
N2015-115	Palmer Property, LLC	City of Detroit	Wayne	2	\$90,000	10/12/2017
N2015-116	Palmer Property, LLC	City of Detroit	Wayne	2	\$90,000	10/12/2017
N2015-117	Landy Cass Avenue Development Corporation	City of Detroit	Wayne	1	\$200,000	10/12/2017
N2015-118	Landy Cass Avenue Development Corporation	City of Detroit	Wayne	1	\$200,000	10/12/2017
N2015-119	Landy Cass Avenue Development Corporation	City of Detroit	Wayne	2	\$200,000	10/12/2017
N2015-120	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$182,000	10/12/2017
N2015-121	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$218,000	10/12/2017
N2015-122	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$235,000	10/12/2017
N2015-123	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$218,000	10/12/2017
N2015-124	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$190,000	10/12/2017
N2015-125	Scripps Park Associates, LLC	City of Detroit	Wayne	2	\$190,000	10/12/2017
N2015-126	248 & 262 Mack LLC	City of Detroit	Wayne	1	\$12,100	10/12/2017
N2015-127	248 & 262 Mack LLC	City of Detroit	Wayne	1	\$12,100	10/12/2017
N2015-128	248 & 262 Mack LLC	City of Detroit	Wayne	1	\$12,100	10/12/2017
N2015-129	248 & 262 Mack LLC	City of Detroit	Wayne	1	\$43,000	10/12/2017
N2015-130	Hillsdale County Intermediate School District	City of Hillsdale	Hillsdale	2	\$190,000	10/12/2017
N2015-131	John C. and Ginger L. Mach	City of Hillsdale	Hillsdale	2	\$203,000	10/12/2017
N2015-132	Michael Tall	City of Ishpeming	Marquette	1	\$40,000	10/12/2017

# AGENDA FOR OCTOBER 12, 2015 STATE TAX COMMISSION MEETING

6

## NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR APPROVAL

### REMOVE CERTIFICATES FROM ABEYANCE

Staff Recommendation: **Approve, per Section 10**

Agenda Item Number

APPL. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	INVESTMENT	EFFECTIVE ON 12/31/XXXX	EXPIRES ON 12/31/XXXX
N2005-0689	Grinnell Place Development, LLC	City of Detroit	Wayne	1	\$35,300	2010	2025

## NEIGHBORHOOD ENTERPRISE ZONE APPLICATIONS FOR APPROVAL

### REMOVE CERTIFICATES FROM ABEYANCE & TRANSFER

Staff Recommendation: **Approve, per Section 10**

Agenda Item Number

CERT. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	EFFECTIVE ON 12/31/XXXX	EXPIRES ON 12/31/XXXX
N2005-1880	Eric Pfefferle	City of Detroit	Wayne	2	2015	2030

## NEIGHBORHOOD ENTERPRISE ZONE TRANSFER APPLICATIONS FOR APPROVAL

Staff Recommendation: **Approve** (EFFECTIVE DECEMBER 31, 2015, FOR THE 2016 TAX YEAR)

Agenda Item Number

CERT. NO.	NAME	LOCAL UNIT	COUNTY	APPL. TYPE	EXPIRES ON 12/31/XXXX	REASON
N2002-288	Hans W. Bruehl	City of Detroit	Wayne	1	2016	Trf from Anthony and Kelly Breckenridge
N2004-0393	Farrah Nur and Umair Daimee	City of Detroit	Wayne	1	2020	Trf from Julie Jaime
N2005-0423	John J. Bulat	City of Detroit	Wayne	1	2028	Trf from Park Shelton Associates Limited Partnership
N2005-0487	William M. McDowell and Brenda McDowell	City of Detroit	Wayne	1	2020	Trf from Thomas G. Kury and Deborah A. Kury
N2005-0582	Johnathan Wu	City of Detroit	Wayne	1	2020	Trf from Kevin and Barbara J. Sack
N2005-0668	Stephane Verani and Van Anh Vu Hong	City of Detroit	Wayne	1	2020	Trf from Robert L. Timmerman
N2005-1554	Nathan VandenHoek	City of Grand Rapids	Kent	1	2018	Trf from Rebecca and Bob Byers
N2006-0952	Gary G. Lawera and Lori K. Weide	City of Detroit	Wayne	1	2022	Trf from Garden Court Apartments LLC
N2006-1024	Mark Davidoff and Marjorie Dunn	City of Detroit	Wayne	1	2022	Trf from Ted VanAcker
N2008-0598	Mary Angela Smith-Harris and Tom Harris	City of Lansing	Ingham	1	2019	Trf from Gregory S. Terrell
N2015-054	Ronald Dober	City of Detroit	Wayne	1	2032	Trf from Rocky DFD LLC